

Applicant	Riverbend Corporate Park of Fort Lauderdale, LLC	
Request	Site Plan Level III/Waterway Use/ Corporate Park / Office and Retail	
Location	2255 W. Broward Boulevard	
Legal Description	Tracts "A" and "B" of "The R.E.B. Plat" according to the Plat thereof as recorded in P.B. 74, P. 43 of the Public Records of Broward County, Florida; together with all of the N.W. 2 Street Right-of-Way in said Plat; together with a portion of the S.E. ¼ of Section 5, Township 50 South, Range 42 East, Broward County, Florida.	
Property Size	802,769 S.F. or 17.9 Acres	
Zoning	B-1, B-2 and County B-3	
Existing Land Use	Commercial	
Future Land Use Designation	Northwest Regional Activity Center	
Comprehensive Plan Consistency	Consistent with Future Land Use Element, Northwest Regional Activity Center, Permitted Uses	
Other Required Approvals	30-Day City Commission Request for Review	
Applicable ULDR Sections	Sec. 47-25.2, Adequacy Requirements, 47-25.3, Neighborhood Compatibility, 47-23.8, Waterway Use	
Setbacks/Yards Front Rear Side (W) Side (E)	Required	Proposed
	5'	75'
	None	NA
	None	44.5'
	None	322.5'
Lot Density	N/A	(No Residential Units Proposed)
Lot Size	None	N/A
Lot Width	None	N/A
Building Height	150 ft.	Building B: 42'-4" Building C&D: 35'-6" Building E&F: 56'-8"
Structure Length	N/A	Building B: 222'-8" Building C&D: 292' Building E&F: 144'
Floor Area Ratio	None	N/A
VUA Landscaping	20% of VUA	77,707 S.F. (20%)
Parking	1029*	931
Notification Requirements	Sign Notice 15 days prior to meeting.	
Action Required	Recommend Approval, Approval with Conditions, or Denial	
Project Planner Authorized By Approved By	Name and Title	Initials
	Ella Parker, Planner II	
	Gregory Brewton, Acting Planning and Zoning Deputy Director	
	Marc LaFerrier, AICP, Planning and Zoning Director	

*Site Plan Level II parking reduction in accordance with ULDR Sec. 47-20.3.4.b.

Request:

The applicant proposes to construct a corporate office park with 180,221 square feet of general office use, and 77,040 square feet of specialty retail use as part of the Agreement for Redevelopment and Disposition of property between the City of Fort Lauderdale Community Redevelopment Agency and Broward Barron, Inc.

Property/Project Description:

The property is generally located north of Broward Boulevard, west of Interstate 95, between NW 22nd Avenue and NW 25th Avenue, and it is split between three zoning districts. It is mostly located within the Boulevard Business District (B-1), with the exception of the northeast parking lot, which is located in the General Business District (B-2), and the southwest corner of the site, which is located in County zoning (B-3). The northeast corner of the site is adjacent to the New River, which requires that the proposed project comply with Sec. 47-23.8, Waterway Use. The applicant proposes to construct one three-story office building fronting on Broward Boulevard, and behind it two two-story and two four-story office buildings with retail on the ground floor. The sets of buildings match in size and architectural style and are oriented toward one another. All buildings are connected by a proposed system of drives and pedestrian crosswalks, and are surrounded by parking to the north, east and west.

This application is before the Planning and Zoning Board as a Waterway Use, and is subject to ULDR Sec. 47-23.8. This section states in part that development on the water: "shall be designed to preserve the character of the city and neighborhoods in which they are located, harmonize with other development in the area, and protect and enhance the scenic quality and tranquility of the waterways." The applicant has provided a narrative to addresses the criteria of Waterway Use (attached as Exhibit 1).

The proposal under consideration is for the approval of buildings B, C, D, E and F, and associated site improvements. The Agreement for Redevelopment and Disposition of property between the City of Fort Lauderdale Community Redevelopment Agency (CRA) and Broward Barron, Inc. requires the construction of building A. The applicant will be required to come back before the Board (site plan Level III) for an amendment to the site plan to construct Building A.

Parking:

The parking requirement has been met as per Sec.47-20.3.4.b. An application for a parking reduction located in the Northwest Progresso Flagler Heights Community Redevelopment Area, requires Site Plan Level II approval. The applicant has received a parking reduction of 98 spaces.

Adequacy and Neighborhood Compatibility:

The applicant has provided a narrative addressing both Adequacy and Neighborhood Compatibility Requirements (attached as Exhibit 2). Staff concurs with the applicant's assessment regarding adequacy requirements. The Planning and Zoning Board shall determine compliance with neighborhood compatibility.

Should the application be approved, the following conditions are recommended:

1. The proposed project shall comply with the Agreement for Redevelopment and Disposition of property between the City of Fort Lauderdale Community Redevelopment Agency and Broward Barron, Inc.
2. The proposed development is in an area that has the potential to generate impacts from construction debris due to high winds and close proximity to existing uses. As such, in order to ensure that construction debris remains on site and does not become a nuisance to neighboring properties, prior to application for a building permit, a Construction Debris Mitigation Plan shall be submitted to include but not be limited to the requirements of the Construction Debris Mitigation Policy as attached, and as approved by the City's Building Official.
3. All construction will require approval from all pertinent environmental review agencies.
4. Site plan approval shall be valid as provided in ULDR Section 47-24.1.M.
5. Final DRC approval.

Planning and Zoning Board Options:

1. If the Planning and Zoning Board determines that the proposed development or use meets the standards and requirements of the ULDR and criteria for Site Plan Level III review, the Planning and Zoning Board shall approve or approve with conditions necessary to ensure compliance with the standards and requirements of the ULDR and criteria for the proposed development or use, the issuance of the Site Plan Level III permit.
2. If the Planning and Zoning Board determines that the proposed development or use does not meet the standards and requirements of the ULDR and criteria for the proposed development or use, the Planning and Zoning Board shall deny the Site Plan Level III permit.

City of Fort Lauderdale

Building Services Division Construction Debris Mitigation Policy

Section 24-11 Construction Sites, of the City of Fort Lauderdale Code of Ordinances is for the purpose of controlling construction debris. In accordance with the Code, any property under construction is required to contain construction debris on the subject property site. In an effort to ensure that construction debris does not spillover onto adjacent sites, the Building Services Division will require the following mitigation measures as minimum conditions to prevent the spillover of construction debris onto adjacent properties. These measures are to be included in a Construction Debris Mitigation Plan, which will be submitted to the Building Official, prior to the issuance of a building permit for the subject project. Additional measures may be required to ensure compliance with the Code, as deemed necessary by the Building Official.

1. Extermination of the site and buildings prior to demolition. A certificate certifying that the site has been exterminated is required to obtain a demolition permit.
2. Wet demolition of existing buildings is required to minimize dust.
3. Install and maintain a 6' screening (wind blown) on all ground level perimeter site fencing to minimize dust and debris blowing out to surrounding buildings.
4. Adherence to all state and county regulations with regards to the handling of asbestos in existing buildings.
5. Provide for construction employee parking and construction staging areas, to be reviewed and approved by the City's Engineering Department, and as necessary the City's Zoning and Parking Divisions.
6. The Building Division will require measures to minimize the airborne concrete when pouring. Such measures may include, but are not limited to, use of a wet saw when cutting concrete, wind screens around saws on concrete work deck; wind screens on end of concrete pump hose, etc.
7. The Building Division will require measures to minimize airborne debris from all open floors, including but not limited to, a requirement that each floor undergoing construction activity be wrapped to control the spillover of concrete and dust onto adjacent properties.
8. Sweeping compound will be required to minimize dust when sweeping the open floors of the building.
9. Broom cleaning of adjacent streets and sidewalks is required on a daily basis.
10. A hot line telephone number for the subject property is required to address issues as they arise.
11. On site visits by City Building Inspectors and other building officials will occur, as needed, to ensure that the concerns of adjacent property owners regarding construction debris and noise are being properly and timely addressed. The costs incurred for such inspections will be borne by the applicant.